UNOFFICIAL COPY

After recording return to:

Michael Goldhirsh Attorney at Law 618 B Academy Drive Northbrook, IL 60062

Mail tax bill to:

Anne and Matthew Fox 155 N. Harbor Drive, Unit 1203 Chicago, IL 60601

Warranty Deed

THE GRANTOR(S), AFTAB AHMAD AND AISHA AHMAD, Husband and Wife, of Chicago, Illinois, County of Cook, for and in consideration of TEN DOLLARS, and other good and aluable consideration in hand paid, CONVEYS AND WARRANTS to ANNE C FOX AND MATTHEW J. FOX, Wife and Husband as Tenants by the Entirety, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Doc#. 2031946025 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 11/16/2020 09:35 AM Pg: 1 of 2

Dec ID 20200801673463

ST/CO Stamp 0-266-301-920 ST Tax \$480.00 CO Tax \$240.00

City Stamp 1-892-413-920 City Tax: \$5,040.00

Above Space for Recorder's Use Only

PARCEL 1: UNIT NUMBER 1203 IN HARBOR DRIVE CONFOMINIUM, AS DELINEATED ON THE SURVEY PLAT OF THAT CERTAIN PARCEL OF REAL ESTATE (HEREINAFTER CALLED "PARCEL"): OF LOTS 1 AND 2 IN BLOCK 2 IN HARBOR POINT NUMBER 1, BEING A SUBDIVISION OF PARICO! THE LANDS LYING EAST OF AND ADJOINING THAT PART OF THE SOUTHWEST FRACTIONAL QUARTER OF FRACTIONAL SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, INCLUDED WITHIN FILED IN THE OFFICE OF THE REGISTRAR OF TITLES DEARBORN ADDITION TO CHICAGO, BEING THE WHOLE OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 39 MORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH ALL OF THE LAND, PROPERTY AND SPACE OCCUPIED BY THOSE PARTS OF BELL, CAISSON, CAISSON CAP AND COLUMN LOTS 1-"A", 1-"B", 1-"C", 2-"A", 2-"B", 2-"C", 3-"A", 3-"B", 3-"C", 4-"A", 4-"B", 4-"C", 5-"A", 5-"B", 5-"C", 6-"A", 6-"B", 6-"C", 7-"A", 7-"B", 7-"C", 8-"A", 8-"B", 8-"C", 9-"A", 9-"B", 9-"C", M-LA AND MA-LA, OR PARTS THEREOF, AS SAID LOTS ARE DEPICTED, ENUMERATED AND DEFINED ON SAID PLAT OF HARBOR POINT UNIT NUMBER 1, FALLING WITHIN THE BOUNDARIES PROJECTED VERTICAL & UPWARD AND DOWNWARD OF SAID LOT 1 IN BLOCK 2, AFORESAID, AND LYING ABOVE THE UPPER SURFACE OF THE LAND, PROPERTY AND SPACE TO BE DEDICATED AND CONVEYED TO THE CITY OF CHICAGO FOR UTILITY PURPOSES, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS. COVENANTS AND BY-LAWS FOR THE 155 HARBOR DRIVE CONDOMINIUM ADDITION MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 58912 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22935653 (SAID DECLARATION HAVING BEEN AMENDED BY FIRST AMENDMENT) THERETO RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22935654, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL

THERETO RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22935654, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL OF THE PROPERTY AND SPACE COMPRISING ALL OF THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION, AS AMENDED AS AFORESAID, AND SURVEY), IN COOK COUNTY, ILLINOIS

PARCEL 2: EASEMENTS OF ACCESS FOR THE BENEFIT OF PARCEL 1, AFORESAID DESCRIBED THROUGH, OVER AND ACROSS LOT 3 IN BLOCK 2, OF SAID HARBOR POINT UNIT NUMBER 1, ESTABLISHED PURSUANT TO ARTICLE III OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR THE HARBOR POINT PROPERTY OWNERS' ASSOCIATION MADE BY THE CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 58912 AND UNDER TRUST NUMBER 58930, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22935651, (SAID DECLARATION HAVING BEEN AMENDED BY FIRST AMENDMENT THERETO RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22935652), AND AS CREATED BY DEED FROM THE CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 17, 1971 AND KNOWN AS TRUST NUMBER 58912 RECORDED AS DOCUMENT NUMBER IN COOK COUNTY, ILLINOIS.

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PARCEL 3: EASEMENTS OF SUPPORT FOR THE BENEFIT OF PARCEL 1, AFORESAID DESCRIBED, AS SET FORTH IN RESERVATION AND GRANT OF RECIPROCAL EASEMENTS AS SHOWN ON PLAT OF HARBOR POINT UNIT. NUMBER 1, AFORESAID, AND AS SUPPLEMENTED BY THE PROVISIONS OF ARTICLE III OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR THE HARBOR POINT PROPERTY OWNERS' ASSOCIATION MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 58912, AND UNDER TRUST NUMBER 58930, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22935651 (SAID DECLARATION HAVING BEEN AMENDED BY FIRST AMENDMENT THERETO RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22935652), AND AS CREATED BY DEED FROM THE CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 17, 1971 AND KNOWN AS TRUST NUMBER 58912, RECORDED AS DOCUMENT NUMBER; ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 17-10-401-005-1143

Address of Real Estate: 155 N. Harbor Drive, Unit 1203, Chicago, Illinois 60601

hereby releasing and waiving all rights under and by the virtue of the Homestead Exemption Laws of the State of Impois. TO HAVE AND TO HOLD said premises forever. SUBJECT TO, if any: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of closing.

Dated this _\O day of August, 2020.

(SEAL)

(SEAL)

ATSHA AHMAD

State of Illinois)
) SS

County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that AFTAB AHMAD AND AISHA AHMAD personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, grecial seal day of August 2020

NANCY A. SUMMERS NOTARY PUBLIC, STATE OF ILLINOIS

My Commission Expires 12/04/21

THIS INSTRUMENT PREPARED BY: Nancy A. Summers, 73 W. Monroe Street, Sylit 305, Chicago, IL 60603